



2023-31

Housing

Element

TOWN OF FAIRFAX

Hearing Draft

Volume 2

November 28, 2023

Amended February 8, 2024



Appendix A

HCD Sites Inventory Form

Please Start Here, Instructions in Cell A2, Table in A3:B17

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables. Sites Inventory Form, Version 2.3, Updated April 5, 2023.

General Information	
Jurisdiction Name	FAIRFAX
Housing Element Cycle	6th
Contact Information	
First Name	Jeff
Last Name	Beiswenger
Title	Planning and Building Services Director
Email	jbeiswenger@townoffairfax.org
Phone	4154531584
Mailing Address	
Street Address	<u>142 Bolinas Road</u>
City	FAIRFAX
Zip Code	94930
Website	
	https://www.townoffairfax.org/housing-element/

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For Main County Jurisdictions, please format the APNs as follows: 999-999-99

Jurisdiction Name	Site Address/Intersection	County ZP Code	Assessor's Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last Two Planning Cycles	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1
FAIRFAX	VACANT LOT - BARKER	94930	002-071-01		UR - 7 UR - 10 access/du	UR UPLAND RESIDENTIAL ZONE	0	10	9.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Standard Properties	94930	174-060-21		Planned Development District	POD PLANNED DEVELOPMENT DISTRICT ZONE	0	0.25	11.92	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	
FAIRFAX	Mogata Property	94930	003-181-24		Residential - 25 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	1.74	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	67 FAMILIARIS	94930	001-123-03		Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Read Property	94930	002-041-21		Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	1.48	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Cummins Property	94930	001-014-02		Residential - 25 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	2.01	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	1531 EVE OAK AVENUE	94930	001-286-03		Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	0.11	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Palet Property	94930	002-181-22		Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	1.40	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	
FAIRFAX	Chelmsway Property	94930	003-022-05		Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	1.04	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Hubbell Property	94930	001-241-38		Residential - 1 - 6 du/acre	UR UPLAND RESIDENTIAL ZONE	1	6	1.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	155 FORREST AVENUE	94930	002-192-50		Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	0.92	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Godwin Property	94930	001-015-07		Residential - 25 du/acre; Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	1.92	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Godwin Property	94930	001-021-03		Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	1.36	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Taylor Property	94930	002-051-04		Residential - 25 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	1.23	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Taylor Property	94930	003-142-36		Residential - 25 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	1.62	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	14 HILL AVENUE	94930	002-214-01		Residential - 1 - 6 du/acre	RD 3.5-7 RESIDENTIAL ZONE, HIGH DENSITY	1	6	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	103 SUMMIT ROAD	94930	002-181-12		UR - 7 UR - 10 access/du	UR UPLAND RESIDENTIAL ZONE	0	10	11.75	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Island Pickle Property	94930	002-181-05		UR - 7 UR - 10 access/du	UR UPLAND RESIDENTIAL ZONE	0	10	5.92	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	
FAIRFAX	310 BELLAIR ROAD	94930	002-032-23		Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Island Pickle Property	94930	002-181-04		UR - 7 UR - 10 access/du	UR UPLAND RESIDENTIAL ZONE	0	0.21	4.61	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	
FAIRFAX	2040 SIR FRANCIS DRAKE BLVD	94930	001-183-04		Residential - 25 du/acre	CH HIGHWAY COMMERCIAL ZONE	0	1	1.04	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	
FAIRFAX	Kalber Property	94930	003-181-07		Residential - 25 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	1.92	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Ross Property	94930	003-171-02		Residential - 25 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	1.90	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Ross Property	94930	003-171-08		Residential - 25 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	2.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	75 PINE DRIVE	94930	003-101-06		Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Ross Property	94930	003-171-05		Residential - 25 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	2.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	
FAIRFAX	200 TOWN ROAD	94930	003-161-01		Residential - 25 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	1.92	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Pombo Property	94930	001-093-37		Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	1.83	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	Tomkinson Property	94930	002-174-04		Residential - 1 - 6 du/acre	RS-8 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	1.92	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	615 OAK MANOR DR	94930	174-070-71		Residential - 25 du/acre	RS-6 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	39.34	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	The owner of this parcel has submitted a letter of interest expressing intent to subdivide the property to create a 1-acre portion off 615 Oak Manor Drive that fronts Sir Francis Drake Boulevard. Owner intends to pursue development of high density on the newly created 1-acre parcel. The remaining 39 acres of the parcel will accommodate 10 above moderate dwelling units.
FAIRFAX	Ellerman Property	94930	003-022-42		Residential - 1 - 6 du/acre	RS-6 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	1	6	1.02	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	
FAIRFAX	RFC Property	94930	174-300-05		Planned Development District	RS-6 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	0	0.25	11.77	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need. Table Starts in Cell A2

For Marin County jurisdictions, please format the APNs as follows: 055-99-99

Jurisdiction Name	Site Address/Intersection	S Digit ZP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1
FAIRFAX	11 DULMA (718) SIR FRANCIS DRAKE BLVD	94930	002-1181-2	0	31	0	0	0 Shortfall of Sites	0.2	Planned Development District	RS-6 PLANNED DEVELOPMENT DISTRICT ZONE	Planned Development District	MHO Workforce Housing Overlay	20	75	31 Non-Vacant	Commercial	YES - Current		
FAIRFAX	1273 SIR FRANCIS DRAKE BLVD	94930	002-213-10	0	0	0	0	0 Shortfall of Sites	0.2	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	0 Non-Vacant	Commercial	YES - Current		
FAIRFAX	1677 SIR FRANCIS DRAKE BLVD	94930	002-213-26	0	0	7	0	0 Shortfall of Sites	0.28	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	7 Non-Vacant	Commercial	YES - Current		
FAIRFAX	1583 SIR FRANCIS DRAKE BLVD	94930	002-213-07	0	0	2	0	0 Shortfall of Sites	0.08	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	2 Non-Vacant	Commercial	YES - Current		
FAIRFAX	1585 SIR FRANCIS DRAKE BLVD	94930	002-213-06	0	0	3	0	0 Shortfall of Sites	0.10	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	3 Non-Vacant	Commercial	YES - Current		
FAIRFAX	1592 SIR FRANCIS DRAKE BLVD	94930	002-213-05	0	0	2	0	0 Shortfall of Sites	0.05	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	2 Non-Vacant	Commercial	YES - Current		
FAIRFAX	1591 SIR FRANCIS DRAKE BLVD	94930	002-213-04	0	0	2	0	0 Shortfall of Sites	0.05	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	2 Non-Vacant	Commercial	YES - Current		
FAIRFAX	1591 SIR FRANCIS DRAKE BLVD	94930	002-211-20	0	0	0	0	0 Shortfall of Sites	0.23	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	0 Non-Vacant	Commercial	YES - Current		
FAIRFAX	1607 SIR FRANCIS DRAKE BLVD	94930	002-211-08	0	0	3	0	0 Shortfall of Sites	0.11	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	3 Non-Vacant	Commercial	YES - Current		
FAIRFAX	1622 SIR FRANCIS DRAKE BLVD	94930	002-211-21	0	0	4	0	0 Shortfall of Sites	0.20	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	4 Non-Vacant	Commercial	YES - Current		
FAIRFAX	2000 SIR FRANCIS DRAKE BLVD	94930	002-174-00-50	0	28	0	0	0 Shortfall of Sites	0	Planned Development District	RS-6 SINGLE-FAMILY RESIDENTIAL ZONE	Planned Development District	MHO Workforce Housing Overlay	20	40	28 Non-Vacant	Educational/Institutional/Religious	YES - Current		
FAIRFAX	615 OAK MANOR DR	94930	174-070-71	0	29	0	0	0 Shortfall of Sites	1.02	Residential 1 - 6 DuQuire	RS-6 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	Residential 1 - 6 DuQuire	MHO Workforce Housing Overlay	20	40	29 Vacant	Vacant	YES - Current	The owner of this parcel has submitted a letter of interest expressing intent to subdivide the property to create a 1-acre portion of 615 Oak Manor Drive that fronts Sir Francis Drake Boulevard. Owner intends to pursue development of high density on the newly created 1-acre parcel. The remaining 39 acres of the parcel will accommodate 10 above moderate dwelling units.	
FAIRFAX	4 SCHOOL ST	94930	002-112-13	0	38	0	0	140 Shortfall of Sites	1.92	Limited Commercial	CL LIMITED COMMERCIAL ZONE	Limited Commercial	MHO Workforce Housing Overlay	20	75	178 Non-Vacant	Commercial	YES - Current		
FAIRFAX	101 BELNAP RD	94930	002-122-26	0	0	0	0	0 Shortfall of Sites	0.17	Central Commercial	CC CENTRAL COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	4 Non-Vacant	Commercial	YES - Current		
FAIRFAX	1624 SIR FRANCIS DRAKE BLVD	94930	001-183-10	0	0	0	0	0 Shortfall of Sites	0.41	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	12 Vacant	Vacant	YES - Current		
FAIRFAX	1810 SIR FRANCIS DRAKE BLVD	94930	001-226-53	0	0	0	0	0 Shortfall of Sites	0.33	Central Commercial	CC CENTRAL COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	0 Non-Vacant	Commercial	YES - Current		
FAIRFAX	2002 SIR FRANCIS DRAKE BLVD	94930	001-183-17	0	14	0	0	0 Shortfall of Sites	0.51	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	14 Non-Vacant	Commercial	YES - Current		
FAIRFAX	2086 SIR FRANCIS DRAKE BLVD	94930	001-183-14	0	0	0	0	0 Shortfall of Sites	0.19	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	6 Non-Vacant	Vacant	YES - Current	Adjacent common ownership with APN 001-183-15 (NEW APN 001-183-20)	
FAIRFAX	2082 SIR FRANCIS DRAKE BLVD	94930	001-183-15	0	0	0	0	0 Shortfall of Sites	0.19	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	6 Non-Vacant	Commercial	YES - Current	Adjacent common ownership with APN 001-183-14 (NEW APN 001-183-20)	
FAIRFAX	2080 SIR FRANCIS DRAKE BLVD	94930	001-183-12	0	0	0	0	0 Shortfall of Sites	0.17	Central Commercial	CH HIGHWAY COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	6 Non-Vacant	Commercial	YES - Current		
FAIRFAX	89 BROCKWAY	94930	002-113-08	0	10	0	0	0 Shortfall of Sites	0.38	Central Commercial	CC CENTRAL COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	10 Non-Vacant	Vacant	YES - Current		
FAIRFAX	15 BELNAP RD	94930	002-122-47	0	1	0	0	0 Shortfall of Sites	0.51	Central Commercial	CC CENTRAL COMMERCIAL ZONE	Central Commercial	MHO Workforce Housing Overlay	20	75	7 Non-Vacant	Commercial	YES - Current		
FAIRFAX	FORREST AVE	94930	002-123-17	0	0	0	0	0 Shortfall of Sites	0.23	Residential 1 - 6 DuQuire	RS-6 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	Planned Development District	MHO Workforce Housing Overlay	20	75	0 Vacant	Vacant	YES - Current	Consolidated with APN 002-144-01	
FAIRFAX	FORREST AVE	94930	002-144-01	0	0	0	0	0 Shortfall of Sites	0.22	Residential 1 - 6 DuQuire	RS-6 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	Planned Development District	MHO Workforce Housing Overlay	20	75	0 Vacant	Vacant	YES - Current	Consolidated with APN 002-123-17	

Table C: Land Use, Table Starts in A2

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
RS-6 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	Single family residential CHAPTER 17.080
RD 5.5-7 RESIDENTIAL ZONE, HIGH DENSITY	Single-family dwelling on each building site; a duplex on each building site having a minimum lot area of 7,000 square feet; and boardinghouse or lodging house, not to exceed five guests. CHAPTER 17.084
CL LIMITED COMMERCIAL ZONE	The CL limited commercial zone provides a location for uses which may be incompatible with the high density characteristics of the central commercial zone or which may have difficulty in finding a proper location in the highway commercial zone. CHAPTER 17.092
CH HIGHWAY COMMERCIAL ZONE	Variety of service, retail and wholesale businesses, cater to automobile traffic rather than to pedestrian traffic. CHAPTER 17.096
CC CENTRAL COMMERCIAL ZONE	Central business district and the retail commercial heart of the town, variety of service, retail and wholesale businesses. CHAPTER 17.100
PDD PLANNED DEVELOPMENT DISTRICT ZONE	Development of parcels to permit comprehensive site planning and building design, flexible regulatory procedure. CHAPTER 17.112
SF-RMP SINGLE-FAMILY RESIDENTIAL MASTER PLANNED DISTRICT	On each legal building site, either one residential second unit (in addition to the allowed density) or one junior second unit. CHAPTER 17.116
A AGRICULTURAL AND CONSERVATION DISTRICT	Crop and tree farming and truck gardening, viticulture, nurseries, small livestock farming. CHAPTER 17.120
UR UPLAND RESIDENTIAL ZONE	Very low density single-family residential. CHAPTER 17.124
WHO Workforce Housing Overlay	Overlay permits multiple unit residential housing by right with a minimum density of 20 du/ac and a maximum base density of 40 du/ac. Additional local bonus density up to 75 du/ac is available to projects that make a deeper commitment to affordability. Projects proposing at least 60 du/ac that also commit to additional family-sized units (3+ bedrooms) and units for statutorily-defined special needs groups also qualify for additional bonus units, up to a maximum of 20 bonus units.